

# UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor

Columbus, Ohio 43215

P (614) 645-8062

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
DEVELOPMENT

## MEETING SUMMARY

date

March 28, 2019

place

Michael B Coleman Government Center Hearing Room

111 North Front Street, Room 204

time

present

Frank Petruziello, Kerry Reeds, Pasquale Grado, Doreen Uhas Sauer, Steven Papineau

absent

Kay Bea Jones, Keoni Fleming

A.

4:06

Business of the Board

1.

motion by

Motion

Vote

Approval of Meeting Summary from February 28, 2019

Ms. Uhas Sauer / Mr. Reeds

To approve the meeting summary as submitted.

5-0

B.

Applications for Certificate of Approval

1.

address:

2247-2289 North High Street

View on Pavey Square

app no.:

UID\_19-03-010

applicant:

Tim Berical/Planit Studios

reviewed:

Graphics

4:08 – 4:22

Recusal:

None

Staff Report:

- Mr. Teba presented a staff report and slides of the site location and existing site conditions.
- Tim Berical and Jarrod Norton presented the proposal.

discussion:

- Ms Uhas Sauer asked if there would be a different sign package for the houses.
- Mr. Berical replied that there would be, but only one of the houses on High St. was commercial, the other four would be residential.
- Mr. Petruziello asked if there would be any other signage on the buildings.
- Mr. Berical said there wasn't.
- Mr. Petruziello asked if the Hometeam properties sign had a backing board.
- Mr. Berical said it did not.
- Mr. Petruziello asked what the material of the backing board of the East Entry Sign on page 12 was made of.
- Mr. Norton replied that it was aluminum.
- Ms. Uhas Saus asked if Cazuelas was moving into the building.
- Mr. Berical replied that they were, but the name was changing to Tito's Bar and Grill.
- Ms. Uhas Sauer was impressed that the graphics were so restrained.

motion by

Mr. Petruziello/Ms. Uhas Sauer

motion

To approve the signage with the following conditions:

- The East Entry Sign on page 12 of the submission packet specify that the ¼" backer board be aluminum.
- That all wiring be hidden.
- All mounting bolts should go into the mortar joints and not the brick.
- All mounting bolts should be covered with escutcheon plates.

vote

5-0

2. address	<b>1980 North High Street</b>	<b>Charley's</b>
app no.:	<b>UID_19-02-014</b>	
applicant:	Stanley Young	
reviewed:	<b>Graphics</b>	
<b>4:22 – 4:29</b>		
Recusal:	<b>None</b>	
Staff report:	<ul style="list-style-type: none"> <li>• Mr. Teba presented a staff report and slides of the site location and existing site conditions.</li> <li>• Stan Young presented the proposal.</li> </ul>	
discussion:	<ul style="list-style-type: none"> <li>• Mr. Petruziello stated that the applicant had done a good job.</li> <li>• Mr. Grado expressed concern that the bolts were not going to be able to go into the mortar joints and avoid the terra cotta.</li> <li>• Mr. Young explained that the bolts would go into the horizontal mortar joints, not the vertical.</li> </ul>	
motion by	<b>Mr. Reeds / Mr. Petruziello</b>	
Motion	<b>To approve the proposal as submitted.</b>	
Vote	<b>5-0</b>	
3. address	<b>1400 North High Street</b>	<b>Spectrum</b>
app no.:	<b>19-03-001</b>	
applicant:	DaNite Sign Co. / Jill Waddell	
reviewed:	<b>Graphics</b>	
<b>4:29 – 4:38</b>		
Recusals:	<b>None</b>	
Staff Report:	<ul style="list-style-type: none"> <li>• Mr. Teba presented a staff report and slides of the site location and existing site conditions.</li> <li>• Stan Young presented the proposal.</li> </ul>	
discussion:	<ul style="list-style-type: none"> <li>• Mr. Petruziello asked why the blade signs were so far from the High St. corner.</li> <li>• Mr. Young replied that if they brought the signs closer to the corner the support column would block them.</li> <li>• Mr. Reeds asked if the signs were at the edge of their lease space.</li> <li>• Mr. Young believed that they were.</li> <li>• Mr. Petruziello asked if the wall signs were centered on the sign band.</li> <li>• Mr. Young replied that they were.</li> </ul>	
Motion by:	<b>Mr. Reeds / Mr. Grado</b>	
Motion	<b>To approve the proposal as submitted.</b>	
Vote:	<b>5-0</b>	
4. address	<b>1764 North High Street</b>	<b>Dave's Cosmic Subs</b>
app no.:	<b>UID_19-03-003</b>	
applicant:	George Dragon	
reviewed:	<b>Graphics</b>	
<b>4:38 – 4:58</b>		
Recusals:	<b>None</b>	
Staff Report:	<ul style="list-style-type: none"> <li>• Mr. Teba presented a staff report and slides of the site location and existing site conditions.</li> </ul>	

discussion:	<ul style="list-style-type: none"> <li>• Mr. Dragon presented the proposal.</li> <li>• Mr. Grado said he agreed with staff that the wall sign should go between the brick piers.</li> <li>• Mr. Petruziello stated that the white lexan on the pole sign did not look good.</li> <li>• Mr. Dragon replied that the company always had white backgrounds to their signs.</li> <li>• Ms. Uhas Sauer said that compared to other Dave's Cosmic Subs graphics, this was subdued.</li> <li>• Mr. Petruziello recommended putting a black band on the top and bottom to reduce the white lexan on the pole sign.</li> <li>• Mr. Dragon replied that they could do that.</li> <li>• Mr. Reeds asked for clarification on the neon sign.</li> <li>• Mr. Dragon explained that the neon was only thin tubes going along the lettering.</li> <li>• Mr. Petruziello stated that he felt the neon was appropriate, but the wall sign should go between the piers.</li> <li>• Mr. Dragon produced a revised wall sign proposal showing non illuminated routed letters mounted flush to the wall.</li> <li>• Mr. Reeds stated that this was more appropriate.</li> </ul>
Motion by:	Mr. Petruziello / Mr. Grado
Motion	<p>To approve with the following conditions:</p> <ul style="list-style-type: none"> <li>• Place black bands along the top and bottom faces of the pole sign to reduce the area of the white lexan.</li> <li>• The white lexan faces of the pole sign should be opaque.</li> <li>• The wall sign should be non-illuminated routed letters mounted flush to the wall, as per the applicant's handout.</li> <li>• That all electrical be hidden behind the wall with no exposed conduit or wires.</li> <li>• All mounting bolts should go into the mortar joints and not the brick.</li> </ul>
Vote:	5-0 to approve
5. address app no.: applicant: reviewed: <b>4:58 – 5:35</b> Recusals: Staff Report:	<div data-bbox="383 1136 1101 1262"> <b>21 East Arcadia Avenue</b>  <b>UID_19-03-008</b>  Dean Monnin  <b>Exterior Building Alteration</b> </div> <div data-bbox="976 1136 1101 1157">Multifamily</div> <p>None</p> <ul style="list-style-type: none"> <li>• Mr. Teba presented a staff report and slides of the site location and existing site conditions.</li> <li>• Dean Monnin presented the proposal.</li> </ul> <p>discussion:</p> <ul style="list-style-type: none"> <li>• Mr. Grado raised objections to the fact that the applicant was stating that the Board had been supportive of the front parking location.</li> <li>• Mr. Monnin replied that his understanding was that the site plan had been approved through the variance process.</li> <li>• Mr. Teba explained that the variance process only allowed for parking in front, but its exact configuration and design were never addressed.</li> <li>• Mr. Petruziello stated that the wood fencing should look like wooden walls, and be very substantial in appearance. He also raised concerns over the size and location of the rear garage door, and the removal of a section of a pilaster.</li> <li>• The applicant replied that he has had a structural engineer look at the brick wall, and the exterior pilaster no longer supports the roof or the wall.</li> <li>• Mr. Petruziello said that there wasn't enough information to approve the design. Windows in the dimensions that the applicant was seeking would be difficult and expensive to find.</li> <li>• Mr. Grado reiterated that the parking should be pushed further back and screened.</li> <li>• Mr. Reeds stated that a solution to the front parking would be to make it more ornamental in nature.</li> </ul>

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|-------------------------------|---|
| Motion by:<br>Motion<br>Vote: | <ul style="list-style-type: none"> <li>• Mr. Petruziello agreed, and stated that it should act as both a place to park a car, but also a place to enjoy.</li> <li>• Mr. Reeds said they could possibly do a permeable material, and push the parking further back closer to the building.</li> <li>• Mr. Monnin asked for greater direction on the parking screening.</li> <li>• Mr. Petruziello replied that the better the parking appeared, the less screening would be required.</li> </ul> |
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**Tabled**

6. address app no.: applicant: reviewed: <b>5:35 – 5:38</b> Recusals: Staff Report: discussion:  Motion by: Motion Vote:	<b>15 East 17<sup>th</sup> Avenue</b> <b>UID_19-03-009</b> Moe Hassan <b>Signs</b>  <b>None</b>  <b>The applicant did not appear at the meeting.</b>	<b>Sweetwaters Coffee and Tea</b>
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**C. Applications for Zoning, Code Enforcement and/ or Conceptual Review**

1. address app no.: applicant: reviewed: <b>5:38– 6:00</b> Recusals: Staff Report:          discussion:	<b>75 East 11<sup>th</sup> Avenue</b> <b>UID_19-03-011</b> Kyle A. Adams <b>Parks and Recreational Facilities</b>  <ul style="list-style-type: none"> <li>• Mr. Teba presented a staff report and slides of the site location and existing site conditions.</li> <li>• Kyle Adams and Christine Moffa presented the proposal.</li> </ul> <ul style="list-style-type: none"> <li>• Mr. Grado asked what happened to the ivy on the parking garage.</li> <li>• Mr. Moffa explained that it never grew very well and was removed.</li> <li>• Mr. Petruziello asked about the neighboring properties.</li> <li>• Ms. Moffa replied that they were mostly Buckeye Real Estate properties.</li> <li>• Mr. Reeds expressed concern that the rice stone and pea gravel would be messy. He stated that there was a product that allowed the stones to bind to one another.</li> <li>• Mr. Teba asked if binding the stones could hurt the dog's paws.</li> <li>• Ms. Moffa said they would look into it.</li> <li>• Mr. Reeds stated that the dog urine would kill off the trees along the eastern property line.</li> <li>• Mr. Adams explained that they were going to put a protective barrier around the trees for at least the first five years.</li> <li>• Mr. Grado stated that he would like to see the ivy replaced.</li> <li>• Mr. Reeds added that a Boston Ivy should be able to grow there.</li> <li>• Mr. Adams replied that Boston Ivy was what had failed at that location.</li> <li>• Mr. Petruziello stated that the soil was likely to blame.</li> <li>• Mr. Reeds replied that they could take out a trench of soil along the parking garage wall and replace it with better soil.</li> <li>• Ms. Moffa said they would work to reincorporate the ivy onto the wall of the garage.</li> <li>• Mr. Petruziello stated that he liked the concept.</li> </ul>	<b>Dog park</b>
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Motion by:  
 Motion: **N/A – Conceptual Review**  
 Vote:

<b>D.</b>	<b>6:00</b>	<b>Staff Issued Certificates of Approval (March Items)</b>		
			<b>Items approved:</b>	<b>COA issued</b>
1.		<b>338 King Avenue</b> UID_19-03-002	<b>Roofing</b>	<b>2/25/2019</b>
2.		<b>288 East 12<sup>th</sup> Avenue</b> UID_19-03-004	<b>Roofing</b>	<b>2/27/2019</b>
3.		<b>2036 North High Street</b> UID_19-03-005	<b>Signs</b>	<b>3/1/2019</b>
4.		<b>99 East 16<sup>th</sup> Avenue</b> UID_19-03-006	<b>Roofing</b>	<b>3/7/2019</b>
5.		<b>133 East 11<sup>th</sup> Avenue</b> UID_19-03-007	<b>Window Well</b>	<b>3/8/2019</b>
6.		<b>2247-2289 North High Street</b> UID_19-03-012	<b>Building Modification</b>	<b>3/22/2019</b>
<b>E.</b>	<b>6:01</b>	<b>Staff Issued Certificates of Approval (February Items)</b>		
			<b>Items approved:</b>	<b>COA issued</b>
1.		<b>162-168 East 12<sup>th</sup> Avenue</b> UID_19-02-003	<b>Roof</b>	<b>1/30/2019</b>
2.		<b>72 East 14<sup>th</sup> Avenue</b> UID_19-02-004	<b>Roof</b>	<b>1/30/2019</b>
3.		<b>149-157 North 10<sup>th</sup> Avenue</b> UID_19-02-005	<b>Roof</b>	<b>1/30/2019</b>
4.		<b>253 East 19<sup>th</sup> Avenue</b> UID_19-02-006	<b>Roof</b>	<b>1/30/2019</b>
5.		<b>97 West 9<sup>th</sup> Avenue</b> UID_19-02-007	<b>Porch</b>	<b>1/31/2019</b>
6.		<b>109 McMillen Avenue</b> UID_19-02-008	<b>Porch</b>	<b>1/31/2019</b>
7.		<b>95 McMillen Avenue</b> UID_19-02-009	<b>Porch</b>	<b>1/31/2019</b>
8.		<b>113-115 McMillen Avenue</b> UID_19-02-010	<b>Porch</b>	<b>1/31/2019</b>
9.		<b>45-47 West 9<sup>th</sup> Avenue</b> UID_19-02-011	<b>Porches</b>	<b>1/31/2019</b>
10.		<b>91 McMillen Avenue</b> UID_19-02-012	<b>Porch</b>	<b>2/5/2019</b>
11.		<b>271 Chittenden Avenue</b> UID_19-02-015	<b>Roof &amp; Windows</b>	<b>2/13/2019</b>
12.		<b>2628-2630 North High Street</b> UID_19-02-016	<b>Windows</b>	<b>2/14/2019</b>
13.		<b>139-141 West 9<sup>th</sup> Avenue</b> UID_19-02-020	<b>Multi-Family Addition</b>	<b>2/14/2019</b>
14.		<b>1888 Summit Street</b> UID_19-02-021	<b>Porch</b>	<b>2/22/2019</b>
15.		<b>333 West 8<sup>th</sup> Avenue</b> UID_19-02-022	<b>Windows</b>	<b>2/22/2019</b>
	<b>Motion:</b> <b>Vote:</b>	<b>To approve the Staff Issued COA's</b> <b>4-0</b>		
<b>F.</b>	<b>6:02</b>	<b>Board Issued Applications Issued Certificates of Approval (March Items)</b>		
			<b>Items approved:</b>	<b>COA issued</b>
1.		<b>1976 North High Street</b> UID_19-02-013	<b>Ad Mural</b>	<b>3/8/2019</b>
2.		<b>2106 North High Street</b> UID_19-02-017	<b>White Castle Projecting Sign</b>	<b>3/15/2019</b>

G.	6:03 Board Issued Applications Issued Certificates of Approval (February Items)
	<div>Items approved:</div> <div>COA issued</div>
1.	<div>15 East Lane Avenue</div> <div>UID_19-01-009</div> <div>Signs-Ninja Grill</div> <div>1/30/2019</div>
2.	<div>2160 North High Street</div> <div>UID_18-11-004</div> <div>Signs-CVS</div> <div>1/30/2019</div>
3.	<div>1980 North High Street</div> <div>UID_18-09-010</div> <div>Signs-Evolved</div> <div>2/5/2019</div>
4.	<div>1227 North High Street</div> <div>UID_19-01-008</div> <div>Signs-Condado</div> <div>2/12/2019</div>
5.	<div>15 East Lane Avenue</div> <div>UID_18-07-005</div> <div>Rooftop Antennas</div> <div>2/12/2019</div>
6.	<div>1350 North High Street</div> <div>UID_18-11-006</div> <div>Kroger Bus Stop</div> <div>2/22/2019</div>
<div>Motion:</div> <div>Vote:</div>	<div>To approve the Board Issued COA's</div> <div>4-0</div>